

121.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

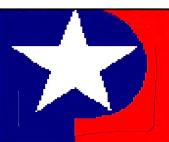
ARLINGTON

Total Card / Total Parcel

1,340,100 / 1,340,100

USE VALUE: 1,340,100 / 1,340,100

ASSESSED: 1,340,100 / 1,340,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ADDISON ST, ARLINGTON

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8080.000	739,400	4,500	596,200	1,340,100	
Total Card	0.185	739,400	4,500	596,200	1,340,100	Entered Lot Size
Total Parcel	0.185	739,400	4,500	596,200	1,340,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	504.29	/Parcel: 504.29	Land Unit Type:

APPRAISED: 1,340,100

USE VALUE: 1,340,100

ASSESSED: 1,340,100

78374

GIS Ref

GIS Ref

Insp Date

05/11/18

19398!

## USER DEFINED

Prior Id # 1: 78374

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## OWNERSHIP

Owner 1: ROBY THOMAS W &amp;

Owner 2: EDWARDS KAREN

Owner 3:

Street 1: 18 ADDISON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KAHN ANTHONY B--ETAL -

Owner 2: REISEN HARRIET -

Street 1: 18 ADDISON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 2657 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8080		Sq. Ft.	Site		0	90.	0.82	10									596,159						596,200	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAHN ANTHONY B-	62411-241		8/7/2013		1,167,000	No	No		
	14051-418		8/1/1980		95,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/10/2012	595	Redo Bat	5,450						5/11/2018	MEAS&NOTICE	HS	Hanne S
5/10/2012	596	Manual	50					BATH EXHAUST FAN	6/12/2012	Info Fm Prmt	BR	B Rossignol
2/27/2012	167	Addition	2,900					COVERED RAMP TO BM	2/6/2009	Measured	336	PATRIOT
1/19/2012	68	Alterati	113,224					NEW BATH / NEW EXT	10/26/1999	Meas/Inspect	266	PATRIOT
10/23/2001	791	Alterati	15,000	C				ATTIC OFFICE/STORA	8/20/1992		JK	
7/16/1997	402	Re-Roof	2,500					REROOF				

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style	2A - 2 Sty +Attic	Full Bath: 3	Rating: Very Good	A Bath:	Rating:												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:	1st Res Grid	Desc: Line 1	# Units 1					
Prime Wall: 3 - Aluminum	Sec Wall: 2 - Clapboard	5%	Other:	Upper:	Lvl 2	Lvl 1	Lower:	Totals	RMs: 12	BRs: 5	Baths: 3	HB 1					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Good	FY LR DR D K FR RR BR FB HB L O								
View / Desir:	GENERAL INFORMATION	WSFlue:	Rating:	Condo Information	Location:	Total Units:	Floor:	% Own:	REMODELING	RES BREAKDOWN							
Grade: B - Good	Year Blt: 1890	Eff Yr Blt:	Alt LUC:	Alt %:				Name:	Exterior:	No Unit	RMS	BRS	FL				
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:						Interior:	1	12	5					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>					Additions:								
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Functional:			Kitchen:								
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	25 %	Special:			Economic:			Baths:								
Bsmnt Flr: 12 - Concrete	Subfloor:		Override:			Plumbing:			Electric:								
Bsmnt Gar:	Electric: 3 - Typical		Total:	4.6 %		Heating:			General:								
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Basic \$ / SQ: 135.00	Size Adj.: 1.06732905	Const Adj.: 0.99742496	Adj \$ / SQ: 143.718	Other Features: 137250	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	Rate	Parcel ID	Typ	Date	Sale Price				
LUC Factor: 1.00	Adj Total: 775062	Depreciation: 35653	Depreciated Total: 739409	Juris. Factor: 1.00	Special Features: 0	Final Total: 739400	AvRate:	Ind.Val									
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	Before Depr: 191.15	Val/Su Net: 155.01	Val/Su SzAd: 293.88											
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 121.0-0004-0017.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
66	Canopy	D	Y	1	4X13	G	GD	2012	75.00	T	4.2	101			3,700		3,700
19	Patio	D	Y	1	14X16	A	AV	2010	3.92	T	7.2	101			800		800
2	Frame Shed	D	Y	1	8X10	A	AV	2018	0.00	T	1	101					
More: N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500											
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	